

MODULAR PRICING SET: 04/16/200920 ABBREVIATIONS10 PROJECT DIRECTORY

12 CODE ANALYSIS

6 MODULAR PRICING NOTES4 CODE REFERENCES

4. PROJECT INFORMATION

1. EXAMINE THE SITE AND COMPARE IT TO THE DRAWINGS. NOTIFY ARCHITECT OR ANY UNDISPATCHED PRIOR TO THE START OF WORK.
2. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DISPOSITION AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
3. ALL CONSTRUCTION DOCUMENTS ARE CORRESPONDENT AND VISIBLE IT IS CALLED FOR BY ANY PART WILL BE AS SHOWN. NO DUCT, PIPING OR OTHER PENETRATIONS.
4. FIELD AND SLOPE FOR LOCATION OF ALL INTERIOR AND EXTERIOR PENETRATIONS.
5. PROVIDE AS USED (E.G., PLUMB, SQUARE, AND LEVEL).
6. PROTECT SITE AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH OCCUR FROM CONSTRUCTION DEMOLITION, DUST, VIBRATION, AND PROVIDE AND MAINTAIN TEMPORARY BARRICADE, CLOSURE WALLS ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. ALL NEW AND EXISTING MATERIALS AND FINISHES SHALL BE PROTECTED AND EQUIPMENT SHALL BE REMOVED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT.
7. PATCH-ALL ARE DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATION OF UTILITIES HAS OCCURRED AND BEEN MOVED. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE CONTRACTOR. ALL PATCHES MUST MATCH EXISTING ADJACENT WHERE NEW CONSTRUCTION MEETS EXISTING.
8. MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING ALL PHASES OF CONSTRUCTION. FOR THE USE OF ALL CONTRACTORS PROVIDE TO SUB-CONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
9. REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND EXERCISE STRICT CONTROL OVER JUNK CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREA IN OR OUTSIDE SITE.
10. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING LEAD MEASUREMENTS. PROVIDE TO ARCHITECT FOR REVIEW. IF DISCREPANCIES ARE REQUIRED NOTIFY ARCHITECT OF CONFLICTS PRIOR TO THE START OF WORK. DO NOT SCALE DRAWINGS TO LAY OUT WALL. ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE UNLESS OTHERWISE NOTED. ALL DIMENSIONS NOTED "CLEAR" SHALL BE STRICTLY MAINTAINED.
11. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIAL ON ANY SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA AND NOTIFY THE OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING.
12. ALL MATERIALS TO BE INSTALLED ARE TO BE NEW. DO NOT REUSE REMOVED OR OTHERWISE DAMAGED MATERIALS UNLESS DIRECTED BY THE ARCHITECT.
13. DIMENSIONS ARE TO FACE OF STUD OR GRID. UNLESS GRID LINES CORRESPOND TO STUD LINES.

2. GENERAL NOTES

- # CCR TITLE 24 CALIFORNIA BUILDING STANDARDS CODE
1. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 1 CALIFORNIA ADMINISTRATIVE CODE
 2. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 2 VOLUME 1 CALIFORNIA BUILDING CODE WITH 2006 IBC & CALIFORNIA AMENDMENTS
 3. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 2 VOLUME 2 CALIFORNIA BUILDING CODE WITH 2006 IBC & CALIFORNIA AMENDMENTS
 4. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 3 CALIFORNIA ELECTRICAL CODE WITH 2005 NEC & CALIFORNIA AMENDMENTS
 5. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 4 CALIFORNIA MECHANICAL CODE WITH 2006 UMC & CALIFORNIA AMENDMENTS
 6. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 5 CALIFORNIA PLUMBING CODE WITH 2006 UPC & CALIFORNIA AMENDMENTS
 7. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 6 CALIFORNIA ENERGY CODE
 8. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 7 ELEVATOR SAFETY CODE
 9. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 9 CALIFORNIA FIRE CODE WITH 2006 IFC & CALIFORNIA AMENDMENTS
 10. STATE OF CALIFORNIA TITLE 24 (2007 EDITION) - PART 12 CALIFORNIA REFERENCED STANDARDS CODE
 11. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

NATIONAL REFERENCE STANDARDS

ADA STANDARDS FOR ACCESSIBLE DESIGN (28 CFR PART 36, REVISED JULY 1, 1994)
AISC (AISC) MANUAL OF STEEL CONSTRUCTION, 9TH EDITION
1991 REVISITED NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318-95 CODE & COMMENTARY
NFPA 13 AUTOMATIC SPRINKLER SYSTEM, 1999 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE, 1999 EDITION (AS AMENDED BY SFM)
TCA, THE COUNCIL OF AMERICA



■ Client
Aspire Public Schools

■ Project Name
Aspire 66th Ave

1009 56th Ave.
Oakland, CA 94621

■ Consultants

■ Sheet Name
Cover Sheet

■ Approval Stamp

■ Revisions

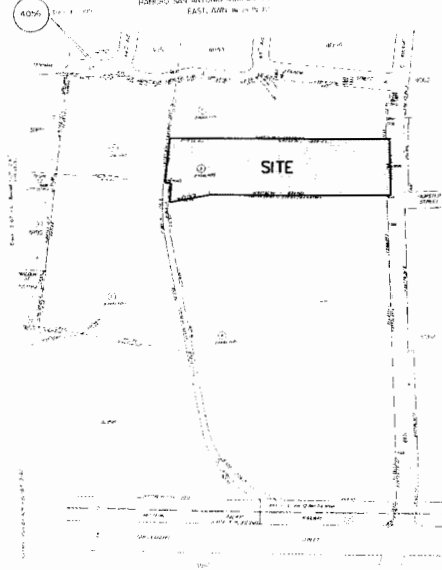
■ Sheet Information
Drawing Scale:
Drawn By:

■ Project Information
Date: 04/16/2009
Status: Modular Pricing
Project Number: 0841

■ Sheet

A001

ASSESSOR'S MAP 41



LOCATION MAP
1-286

AP#
41-4056-002

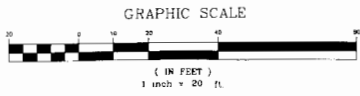
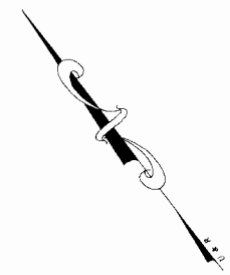
1019-1031 66TH AVE.

AP#
41-4056-003

METAL BLDG.
AT 1009 66TH AVE.
FF = 7.70 ±

AP#
41-4056-004

LEGEND			
AC ASPHALT CONCRETE	SS STORM DRAIN LINE	RWL RAIN WATER LEADER	SL STREET LIGHT
AD AREA DRAIN	SS SANITARY SEWER LINE	RWL RAIN WATER LEADER INTERNAL	LP LIGHT POLE
BC BLDG COR	W WATER LINE	RWL RAIN WATER LEADER SPLASH	SI SIGN
BNW/BW BACK OF WALK	FS FIRE SERVICE	SSMH STORM DRAIN MANHOLE	BP BOLLARD/POLE
C/CONC CONCRETE	G GAS LINE	SSMH SANITARY SEWER MANHOLE	FD FIRE HYDRANT
CB CATCH BASIN	E UNDERGROUND ELECTRIC	CO CLEAN OUT	TP TEST POINT/SORING POINT
CLF CHAIN LINK FENCE	T TELEPHONE LINE	HB HOSE BIB	MW MONITORING WELL
EC EDGE OF CONCRETE	BOUNDARY LINE	WM WATER METER	
EL/ELECT. ELECTRIC	GRADE BREAK	WV WATER VALVE	
EP EDGE OF PAVEMENT	FLOW LINE	BFP BACK FLOW PREVENTER	
FL FLOW LINE	FENCE LINE	FDC FIRE DEPARTMENT CONNECTION	
G GROUND	ROOF OVERHANG	PV POST INDICATOR VALVE	
GB GRADE BREAK	BUILDING LINE	GV GAS VALVE	
INV INVERT ELEVATION	TRENCH LINE	BOB BOX ON PAD	
LEV INVERT ELEVATION IN			
LEO INVERT ELEVATION OUT			
I.E.T. INVERT ELEVATION THRU			
UP OF DUTTER			
LC/LOC			
MH MANHOLE			
MON MONUMENT			
P ASPHALT PAVEMENT			
POINT ON CURVE			
RTM RETAINING WALL			
TC TOP OF CURB			
TEL TELEPHONE			



DATE: 9-13-06
REVISIONS:
BY: XX
CHECKED: XX
JOB: J05035
SHEET: 1

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ROSEBLOOM, INC.
civil engineers and surveyors
1019 66TH AVE. OAKLAND, CALIF. 94612

ASPIRE PUBLIC SCHOOLS
66th AVENUE
OAKLAND, CALIFORNIA

TOPOGRAPHIC AND BOUNDARY
SURVEY



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Oakland, CA 94621

■ Consultants

■ Sheet Name
Site Plan - New



■ Approval Stamp

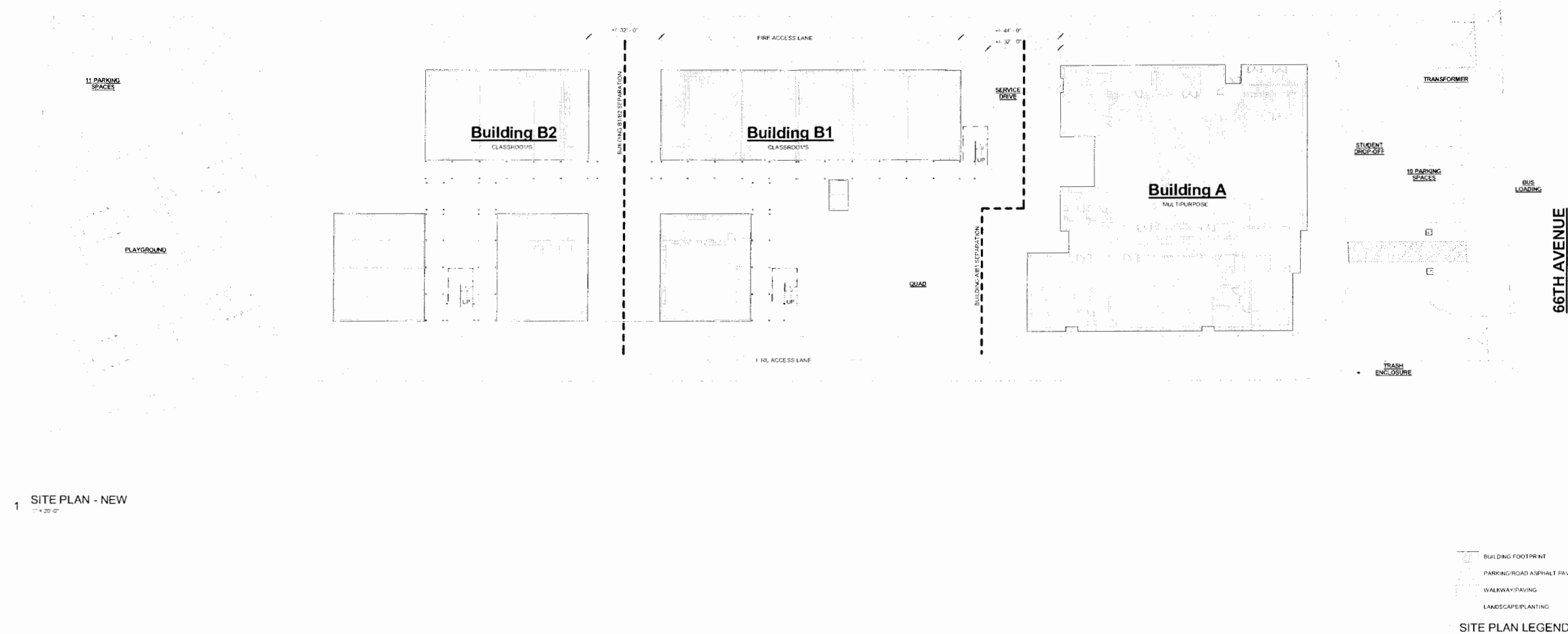
■ Revisions

■ Sheet Information
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■ Project Information
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Project Number: 0841

Sheet

A101



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Aspire Public Schools

Project Name
Aspire 66th Ave

1009 66th Ave.
Oakland, CA 94621

Consultants

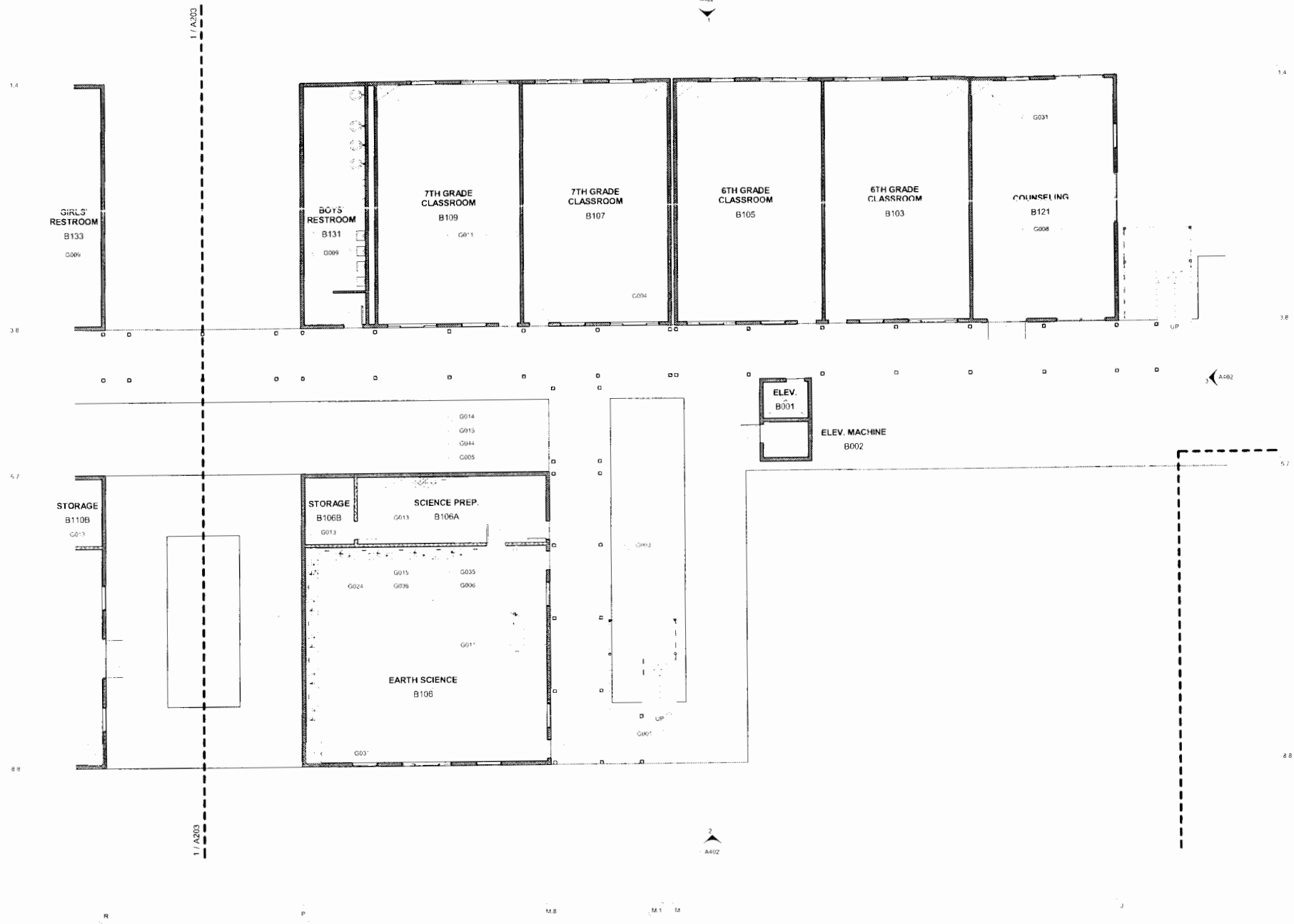
Sheet Name
Classroom
Building (Bldg-B1)
First Floor Plan

Approval Stamp

Revisions

Sheet Information
Drawing Scale: As indicated
Drawn By: MJ
Project Information
Date: 04/16/2009
Status: Modular Pricing
Project Number: 0841
Sheet

A202



KEYNOTE LEGEND	
Key Value	Description
G001	Concrete fill metal pan stair, Metal Color: P-15 U.O.N.
G003	Exterior exit balcony at Level 2 - concrete fill on metal deck, Metal Color: P-15 U.O.N.
G004	Separation joint, width TBD - Provide metal joint cover plate at floors, Typ. Joint cover type at walls and roof TBD
G005	Lab prep station w/ gas, water & power
G006	Lab leaching demonstration table w/ gas, water & power
G008	Additional interior wall layout/space configuration and casework TBD
G009	Plumbing configuration/fixture quantities TBD
G011	12'-0" wall mounted white board - Provide (2) per classroom
G013	Built-in shelving TBD
G014	Base cabinet
G015	Upper cabinet
G024	Lab sink
G031	Indoor HVAC unit (Ducted supply)
G035	(9) lab stations w/ gas, water & power
G036	Furniture (shown dashed) by owner, N.I.C.
G044	3-Compartment sink w/ washboard

	NON-RATED INTERIOR/EXTERIOR STUD WALL
	1-HR RATED INTERIOR STUD WALL
	FIRE EXTINGUISHER - SURFACE MOUNTED

FLOOR PLAN LEGEND

Bldg-B2 Bldg-B1 Bldg-A

KEY PLAN

1 CLASSROOM BUILDING (Bldg-B1) LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



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+ INTERIORS

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1009 66th Ave.
Oakland, CA 94621

Consultants

Sheet Name
Classroom
Building (Bldg-B2)
First Floor Plan

Approval Stamp

Revisions

Sheet Information
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Drawn By: MJ

Project Information
Date: 04/16/2009
Status: Modular Pricing
Project Number: 0841

Sheet

A203

1.4

3.8

5.7

8.8

1 CLASSROOM BUILDING (Bldg-B2) LEVEL 1 FLOOR PLAN

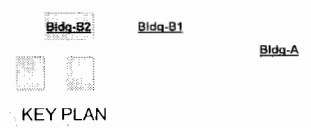
1/8" = 1'-0"



KEYNOTE LEGEND	
Key Value	Description
G008	Additional interior wall layout/space configuration and casework TBD
G009	Plumbing configuration/fixture quantities TBD
G011	12'-0" wall mounted white board - Provide (2) per classroom
G013	Built-in shelving TBD
G016	Mop sink
G018	Art sink
G020	7'-0" high cabinet w/ locking doors and extra shelves
G024	Lab sink
G026	Base cabinet w/ stainless steel top
G031	Indoor HVAC unit (Ducted supply)
G036	Furniture (shown dashed) by owner, N.T.C.

- NON-RATED INTERIOR/EXTERIOR STUD WALL
- 1-HR RATED INTERIOR STUD WALL
- FE FIRE EXTINGUISHER - SURFACE MOUNTED

FLOOR PLAN LEGEND



KEY PLAN

04/16/2009 9:25:29 AM



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Client
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Oakland, CA 94621

Consultants

Sheet Name
Classroom
Building (Bldg-B1)
Second Floor Plan

Approval Stamp

Revisions

Sheet Information
Drawing Scale: As indicated
Drawn By: MJ

Project Information
Date: 04/16/2009
Status: Modular Pricing
Project Number: 0841

Sheet

A204



1 CLASSROOM BUILDING (Bldg-B1) LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Description
G001	Concrete fill metal pan stair, Metal Color: P-15 U.O.N.
G002	Panelized metal railing, Color: P-15 U.O.N.
G003	Exterior exit balcony at Level 2 - concrete fill on metal deck, Metal Color: P-15 U.O.N.
G004	Separation joint, width TBD - Provide metal joint cover plate at floors, Typ. Joint cover type at walls and roof TBD
G005	Lab prep station w/ gas, water & power
G006	Lab teaching demonstration table w/ gas, water & power
G008	Additional interior wall layout/space configuration and casework TBD
G009	Plumbing configuration/fixture quantities TBD
G010	Provide (2) single uni-sex restrooms, configuration TBD
G011	12'-0" wall mounted white board - Provide (2) per classroom
G013	Built-in shelving TBD
G014	Base cabinet
G015	Upper cabinet
G024	Lab sink
G031	Indoor HVAC unit (Ducted supply)
G035	(9) lab stations w/ gas, water & power
G036	Furniture (shown dashed) by owner, N.I.C.
G044	3-Compartment sink w/ washboard

NON-RATED INTERIOR/EXTERIOR STUD WALL
1-HR RATED INTERIOR STUD WALL
FIRE EXTINGUISHER - SURFACE MOUNTED

FLOOR PLAN LEGEND

Bldg-B2 Bldg-B1 Bldg-A

KEY PLAN



ARCHITECTURE
+ INTERIORS

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Client
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Project Name
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1009 66th Ave.
Oakland, CA 94621

Consultants

Sheet Name
Classroom
Building (Bldg-B2)
Second Floor Plan



Approval Stamp

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Sheet Information
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Project Information
Date: 04/16/2009
Status: Modular Pricing
Project Number: 0841

Sheet

A205

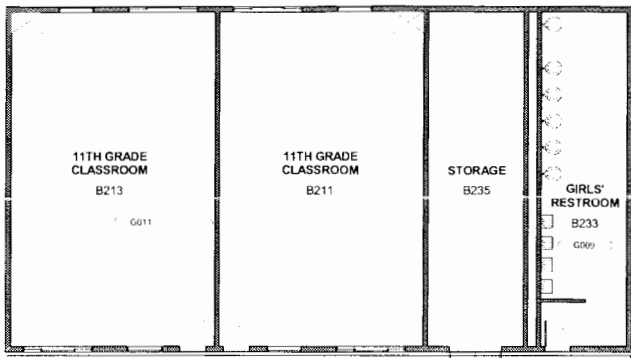
1.4

3.8

5.7

6.8

1 CLASSROOM BUILDING (Bldg-B2) LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



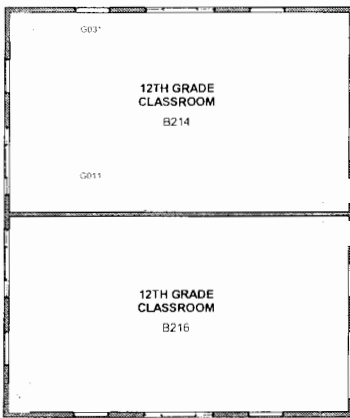
G002

G014

G015

G044

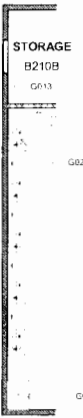
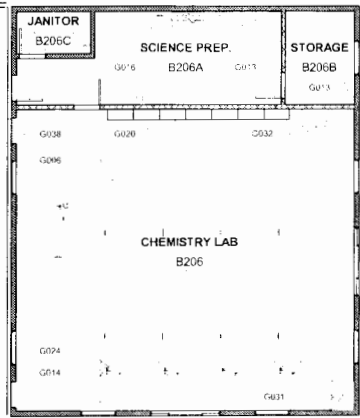
G009



DN

2

A403



1 / A204

1 / A204

Key Value	KEYNOTE LEGEND Description
G001	Concrete fill metal pan stair, Metal Color: P-15 U.O.N.
G002	Panelized metal railing, Color: P-15 U.O.N.
G003	Exterior exit balcony at Level 2 - concrete fill on metal deck, Metal Color: P-15 U.O.N.
G004	Separation joint, width TBD - Provide metal joint cover plate at floors, Typ. Joint cover type at walls and roof TBD
G006	Lab teaching demonstration table w/ gas, water & power
G009	Plumbing configuration/fixture quantities TBD
G011	12'-0" wall mounted white board - Provide (2) per classroom
G013	Built-in shelving TBD
G014	Base cabinet
G016	Mop sink
G020	7'-0" high cabinet w/ locking doors and extra shelves
G024	Lab sink
G031	Indoor HVAC unit (Ducted supply)
G032	Fume hood cabinet
G038	(8) lab tables w/gas & power as indicated

NON-RATED INTERIOR/EXTERIOR STUD WALL
1-HR RATED INTERIOR STUD WALL
FIRE EXTINGUISHER - SURFACE MOUNTED

FLOOR PLAN LEGEND

Bldg-B2 Bldg-B1

Bldg-A



KEY PLAN



Client
Aspire Public Schools

Project Name
Aspire 66th Ave

1009 66th Ave.
Oakland, CA 94621

Consultants

Sheet Name
Classroom
Building (Bldg-B1)
Exterior Elevations

Approval Stamp

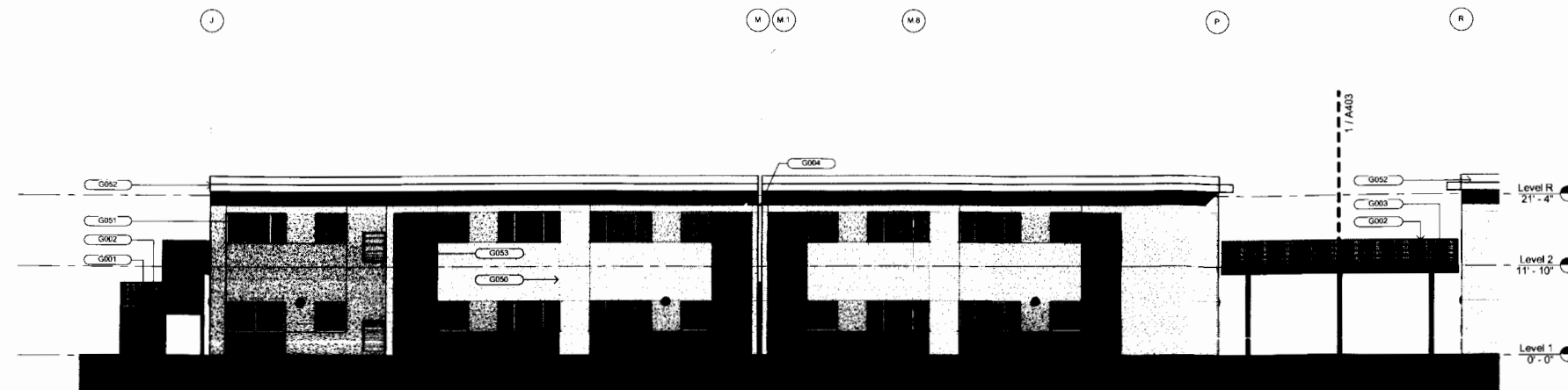
Revisions

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Drawn By: MJ

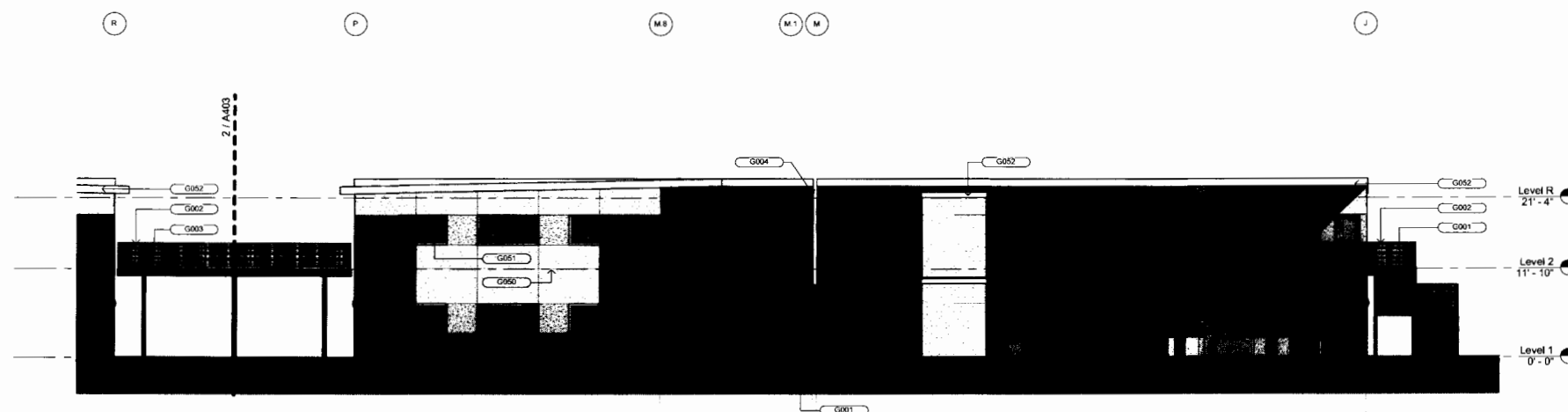
Project Information
Date: 04/16/2009
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Project Number: 0841

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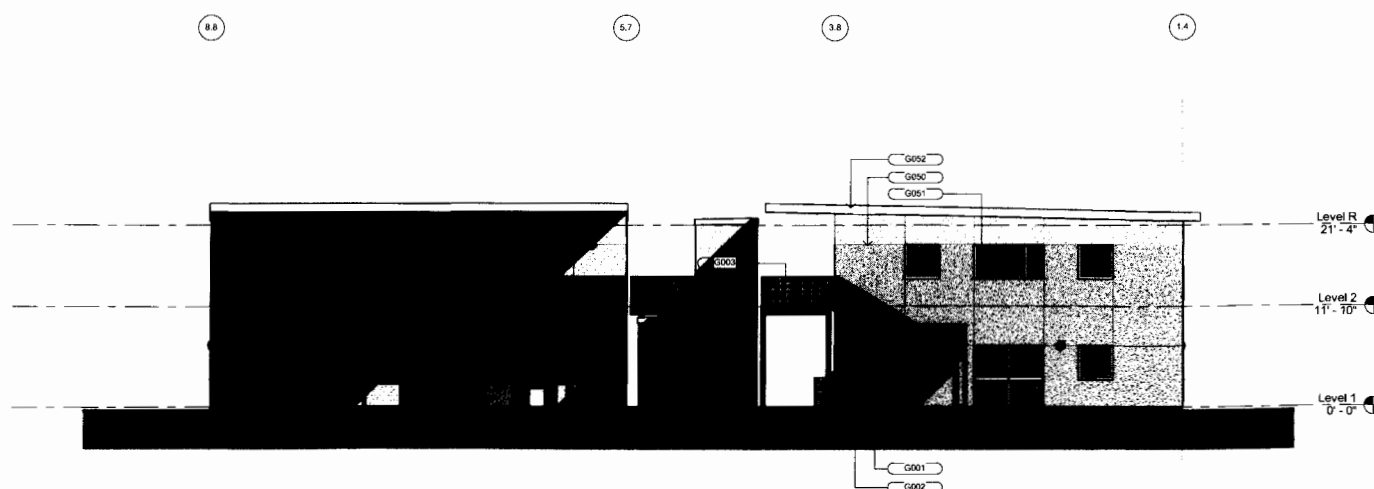
A402



1 CLASSROOM BUILDING (Bldg-B1) NORTH ELEVATION
1/8" = 1'-0"



2 CLASSROOM BUILDING (Bldg-B1) SOUTH ELEVATION
1/8" = 1'-0"

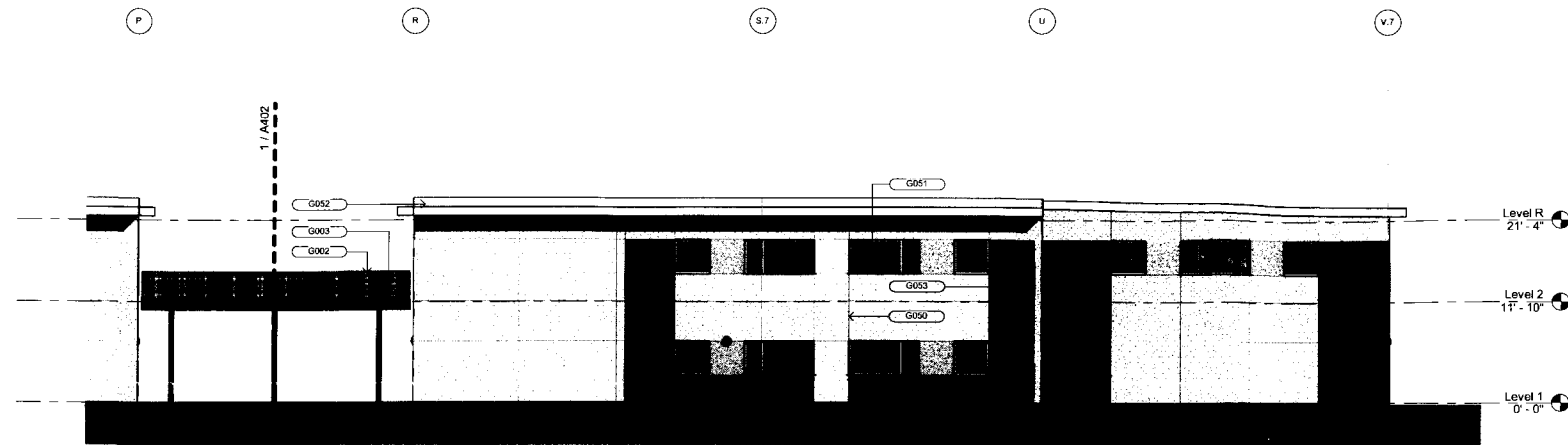


3 CLASSROOM BUILDING (Bldg-B1) EAST ELEVATION
1/8" = 1'-0"

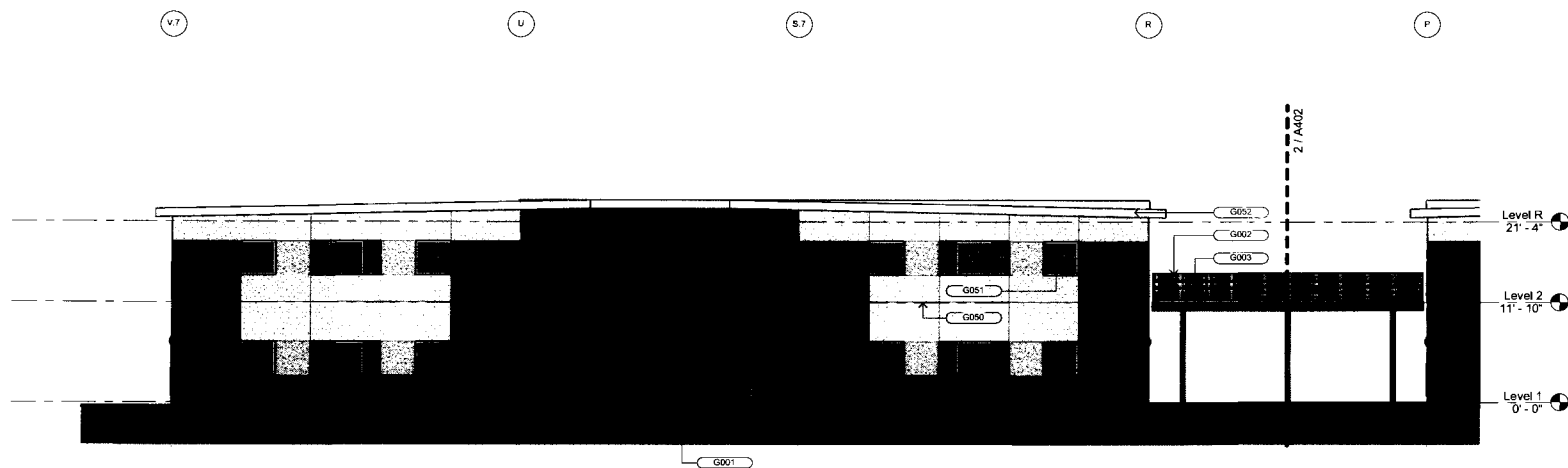
KEYNOTE LEGEND	
Key Value	Description
G001	Concrete fill metal pan stair, Metal Color: P-15 U.O.N.
G002	Panelized metal railing, Color: P-15 U.O.N.
G003	Exterior exit balcony at Level 2 - concrete fill on metal deck, Metal Color: P-15 U.O.N.
G004	Separation joint, width TBD - Provide metal joint cover plate at floors, Typ. Joint cover type at walls and roof TBD
G050	Plaster control joint at all color transitions and as indicated, Typ.
G051	Aluminum window/storefront, Color: White U.O.N.
G052	Metal roofing, flashing, gutters, & downspouts, Color: TBD
G053	Metal wall louver to indoor HVAC, Color to match adjacent plaster finish

STUCCO P-4 ICI 648	PAINTED METAL P-4 ICI 648
STUCCO P-8 DUNN EDWARDS DEA195	PAINTED METAL P-7 ICI 502
PAINTED METAL P-15 BENJAMIN MOORE 2111-40	STUCCO P-13 DUNN EDWARDS DES297
WALL MOUNTED LIGHT FIXTURE	

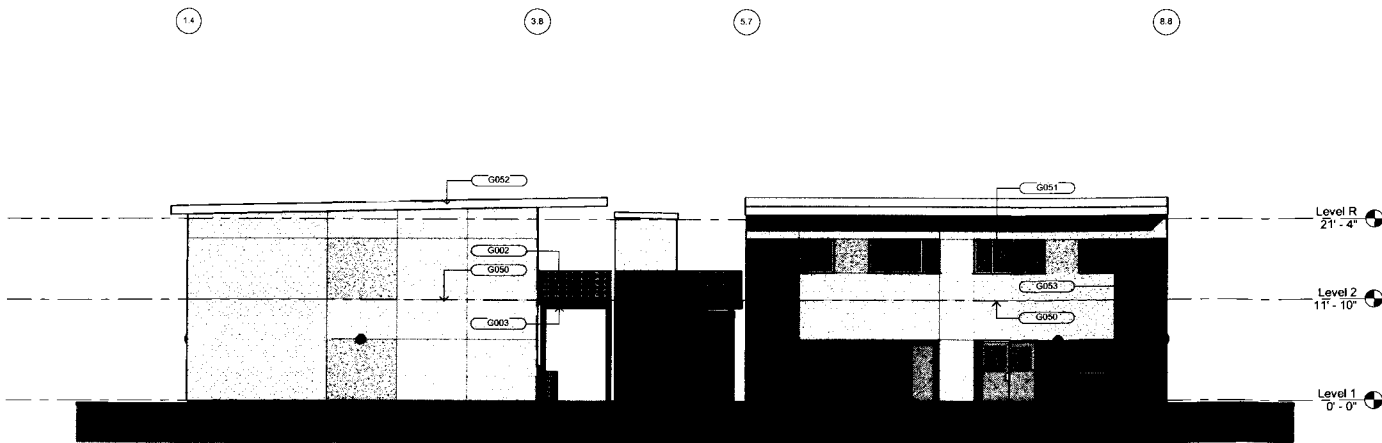
EXTERIOR ELEVATION LEGEND



1 CLASSROOM BUILDING (Bldg-B2) NORTH ELEVATION
1/8" = 1'-0"



2 CLASSROOM BUILDING (Bldg-B2) SOUTH ELEVATION
1/8" = 1'-0"



3 CLASSROOM BUILDING (Bldg-B2) WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Description
G001	Concrete fill metal pan stair, Metal Color: P-15 U.O.N.
G002	Panelized metal railing, Color: P-15 U.O.N.
G003	Exterior exit balcony at Level 2 - concrete fill on metal deck, Metal Color: P-15 U.O.N.
G050	Plaster control joint at all color transitions and as indicated, Typ.
G051	Aluminum window/storefront, Color: White U.O.N.
G052	Metal roofing, flashing, gutters, & downspouts, Color: TBD
G053	Metal wall louver to indoor HVAC, Color to match adjacent plaster finish

STUCCO P-4 ICI 648	PAINTED METAL P-4 ICI 648
STUCCO P-8 DUNN EDWARDS DLA195	PAINTED METAL P-7 ICI 402
PAINTED METAL P-15 BENJAMIN MOORE 2111-40	STUCCO P-13 DUNN EDWARDS R63297
WALL-MOUNTED LIGHT FIXTURE	

EXTERIOR ELEVATION LEGEND
1/8" = 1'-0"



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Oakland, CA 94621

Consultants

Sheet Name
Classroom
Building (Bldg-B2)
Exterior Elevations

Approval Stamp

Revisions

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A403